

1 BILL NO. Z-84-02-30 (AS AMENDED)

2 ZONING MAP ORDINANCE NO. Z-

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. F-2.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
6 INDIANA:

7 SECTION 1. That the area described as follows is hereby
8 designated an R-3 (Multiple Family Residential) District under the terms
9 of Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

10 That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of
11 Section 8, Township 30 North, Range 12 East, in Allen
12 County, Indiana, more particularly described as follows,
to-wit:

13 Beginning at the intersection of the centerline of Reckeweg
14 Road and the North line of the aforesaid Section 8, Township
15 30 North, Range 12 East; thence South on said centerline
16 of the Reckeweg Road a distance of 245 feet; thence
17 West parallel with said North line of said Section 8, a
18 distance of 164.5 feet; thence North parallel with the
19 said centerline of said Reckeweg Road a distance of
245 feet to a point in said North line of said Section 8;
thence East on said North line of said Section 8 a distance
of 164.5 feet to the point of beginning, containing .925 acres
of land, more or less, together with an easement for drain as
shown recorded in Book 501, page 352, in the office of the
Recorder of Allen County, Indiana.

20 Subject to all restrictions, limitations and easements of
21 record, as well as all road rights-of-way

22 and the symbols of the City of Fort Wayne Zoning Map No. F-2, as established
23 by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana
24 are hereby changed accordingly.

25 SECTION 2. That this Ordinance shall be in full force and
26 effect from and after its passage and approval by the Mayor.

27
28 _____
COUNCILMEMBER

29
30 APPROVED AS TO FORM AND LEGALITY:

31
32 _____
BRUCE O. BOXBERGER, CITY ATTORNEY

1 BILL NO. Z-84- 02-30

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3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. F-2.

5
6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby
9 designated a B-1-A (Limited Business) District under the terms of Chapter
10 33 of the Code of the City of Fort Wayne, Indiana of 1974:

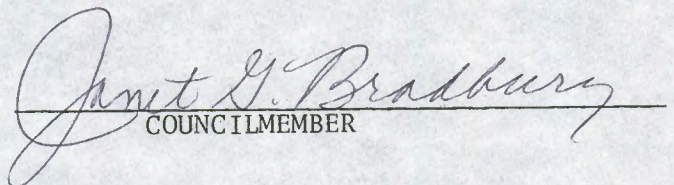
11 That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of
12 Section 8, Township 30 North, Range 12 East, in Allen
County, Indiana, more particularly described as follows,
to-wit:

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14 Road and the North line of the aforesaid Section 8, Township
30 North, Range 12 East; thence South on said centerline
15 of the Reckeweg Road a distance of 245 feet; thence
West parallel with said North line of said Section 8, a distance
16 of 164.5 feet; thence North parallel with the said centerline
of said Reckeweg Road a distance of 245 feet to a point in
17 said North line of said Section 8; thence East on said North
line of said Section 8 a distance of 164.5 feet to the point
18 of beginning, containing .925 acres of land, more or less,
together with an easement for drain as shown recorded in
19 Book 501, page 352, in the office of the Recorder of Allen
County, Indiana.

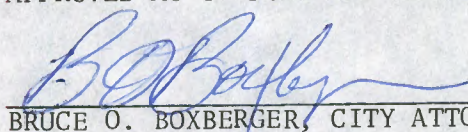
20 Subject to all restrictions, limitations and easements of
21 record, as well as all road rights-of-way

22 and the symbols of the City of Fort Wayne Zoning Map No. F-2, as established
23 by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana
24 are hereby changed accordingly.

25 SECTION 2. That this Ordinance shall be in full force and
26 effect from and after its passage and approval by the Mayor.

27
28 
COUNCILMEMBER

29
30 APPROVED AS TO FORM AND LEGALITY:

31 
32 BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Bradbury, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Stew, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-27-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 3-03-84

on the 27th day of March, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of March, 1984, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of March, 1984, at the hour of 12:30 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIPT NO. _____

DATE FILED _____

INTENDED USE Real Estate Office/
Beauty Shop

THIS IS TO BE FILED IN DUPLICATE

/We Wesley C. Stewart 3202 Mallard Cove Lane Fort Wayne, IN 432-2626
(Applicant's Name or Names)

o hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne
ndiana, by reclassifying from a/an RA District to a/an B1A
istrict the property described as follows:

Legal description of real estate. That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of
Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, more
particularly described as follows, to-wit:
Beginning at the intersection of the center line of Reckweg Road and the
North line of the aforesaid Section 8, Township 30 North, Range 12 East; thence
South on said center line of the Reckweg Road a distance of 245 feet; thence
West parallel with said North line of said Section 8, a distance of 164.5 feet;
thence North parallel with the said center line of said Reckweg Road a
distance of 245 feet to a point in said North line of said Section 8; thence
East on said North line of said Section 8 a distance of 164.5 feet to the
point of beginning, containing .925 acres of land, more or less, together
with an easement for drain as shown recorded in Book 501, page 352, in the
office of the Recorder of Allen County, Indiana.
Subject to all restrictions, limitations and easements of record, as
well as all road rights-of-way.

Commonly known as 1204 Reckweg Road
General Description for Planning Staff Use Only)

/We, the undersigned, certify that I am/We are the owner(s) of fifty-one
ercentum (51%) or more of the property described in this petition.

<u>Carl E. Knuckles</u>	<u>1204 Reckweg Road</u>	<u>Carl E. Knuckles</u>
<u>A.L. Knuckles</u>	<u>1204 Reckweg Road</u>	<u>A.L. Knuckles</u>
<u>CARL E. KNUCKLES</u>	<u>RR 1 Box 189</u>	<u>Carl E. Knuckles</u>
(Name)	(Address)	(Signature)

If additional space is needed, use reverse side.)

egal Description checked by _____

NOTE FOLLOWING RULES

ll requests for deferrals, continuances, withdrawals, or request that the
rdinance be taken under advisement shall be filed in writing and be submitted
o the City Plan Commission prior to the legal notice pertaining to the ordinance
eing sent to the newspaper for legal publication. If the request for deferral,
ontinuation or request that ordinances be taken under advisement is received
rior to the publication of the legal ad being published the head of the Plan
ommission staff shall not put the matter on the agenda for the meeting at which
t was to be considered. The Plan Commission staff will not accept request
rom petitioners for deferrals, continuances, withdrawals, or requests that an
rdinance be taken under advisement, after the legal notice of said ordinance
s forwarded to the newspaper for legal publication but shall schedule the matter
or hearing before the City Plan Commission. (FILING FEE \$50.00)

ame and address of the preparer, attorney or agent.

Bruce A. Franke 1042 Saint Joseph Boulevard, Fort Wayne, IN 424-6733

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning
and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street,
Fort Wayne, IN 46802 (PHONE: 219/423-7571)

oplicants, Property owners and preparer shall be notified of the Public Hearing
approximately ten (10) days prior to the meeting.

OFFICE OF:

Joseph B. Stody Jr. and Associates

REGISTERED LAND SURVEYOR NO. S-0144 INDIANA

1042 Saint Joseph Boulevard

Fort Wayne, Indiana 46805

Phone (219) 424-6733

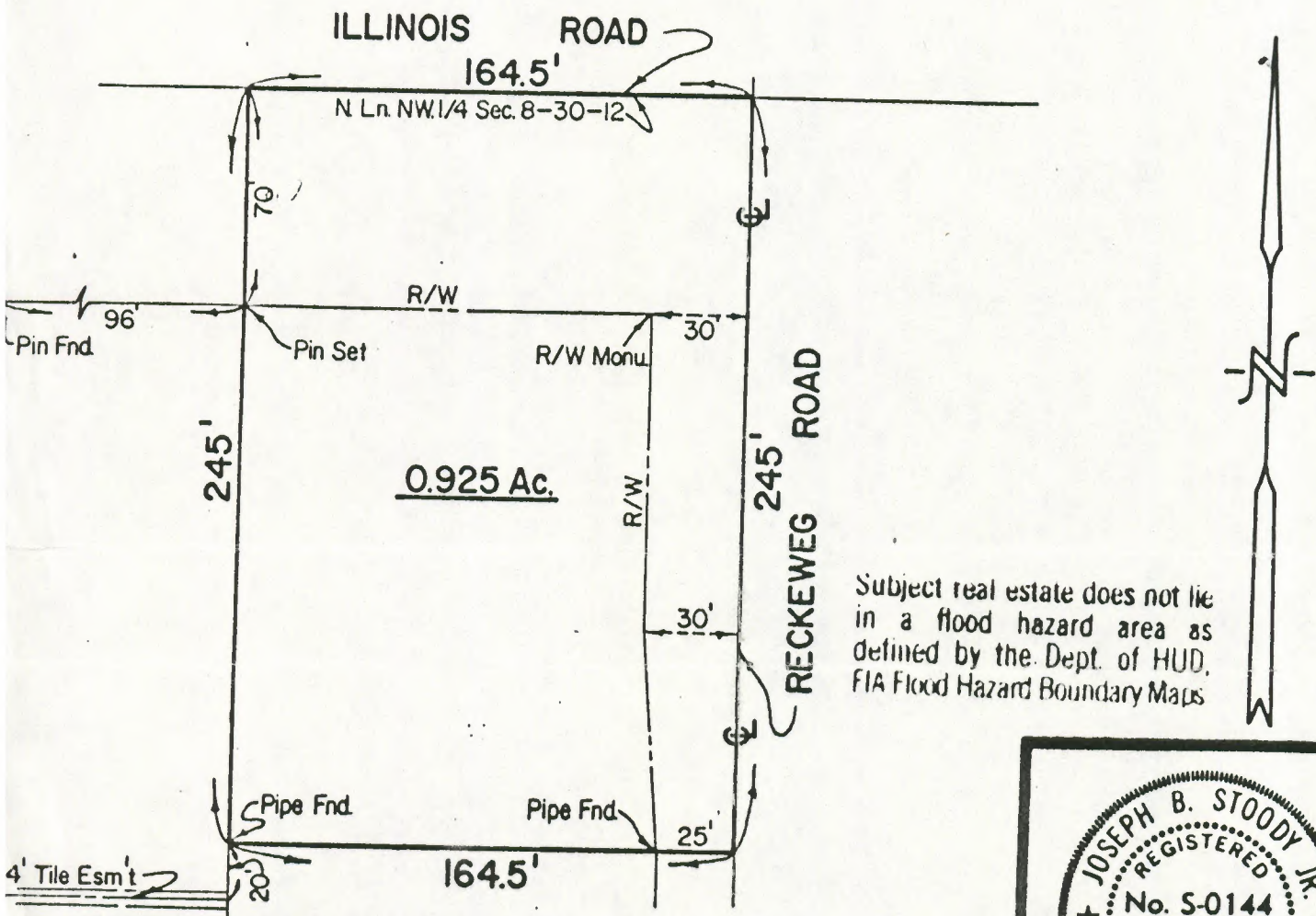
The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate. That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at the intersection of the center line of Reckeweg Road and the North line of the aforesaid Section 8, Township 30 North, Range 12 East; thence South on said center line of the Reckeweg Road a distance of 245 feet; thence West parallel with said North line of said Section 8, a distance of 164.5 feet; thence North parallel with the said center line of said Reckeweg Road a distance of 245 feet to a point in said North line of said Section 8; thence East on said North line of said Section 8 a distance of 164.5 feet to the point of beginning, containing .925 acres of land, more or less, together with an easement for drain as shown recorded in Book 501, page 352, in the office of the Recorder of Allen County, Indiana.

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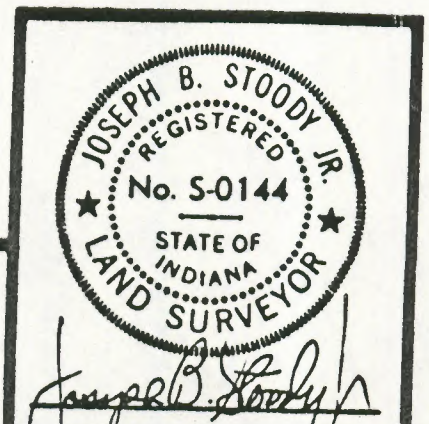


FOR: KNUCKLES-

Scale: 1" = 60'

JOB NO. 6585

DATE August 25, 1983



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 14, 1984, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-84-02-30; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 13, 1984;

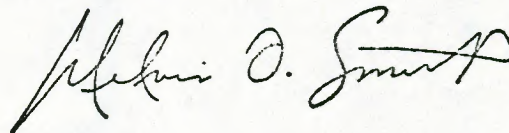
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Finding of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 5, 1984.

Certified and signed this
6th day of March 1984.



Melvin O. Smith
Secretary

BILL NO. Z-84-02-30 (AS AMENDED)

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE amending the City of Fort Wayne Zoning Map No. F-2.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JANET G. BRADBURY, CHAIRWOMAN

Janet G. Bradbury

SAMUEL J. TALARICO, VICE CHAIRMAN

Samuel J. Talarico

CHARLES B. REDD

Charles B. Redd

MARK E. GIAQUINTA

Mark E. GiaQuinta

JAMES S. STIER

CONCURRED IN 3-27-84
SANDRA E. KENNEDY, CITY CLERK

RECEIPT

No 10620

Cash
COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 11/16 1984

RECEIVED FROM

Lee Stoddy

\$ 50.00

THE SUM OF

Fifty 00/100 DOLLARS

ON ACCOUNT OF

rezoneing RH to B1A

FWR
AUTHORIZED SIGNATURE



THE CITY OF FORT WAYNE
DIVISION OF LAND USE MANAGEMENT
Department of Community Development & Planning

6 March 1984

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is a resolution pertaining to a zoning ordinance amendment acted upon by the City Plan Commission at their meeting held March 5, 1984. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance:

1. Bill No. Z-84-02-30
2. From RA to B-1-A
3. Intended Use: Professional Offices
4. Plan Commission Recommendation: PERFECT to an R-3 and DO PASS

REASON: The use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING

Gary F. Baeten pd
Gary F. Baeten
Senior Planner

GFB:pb

Attachment



ORIGINAL

DIGEST SHEET

ORIGINAL

TITLE OF ORDINANCE Zoning Ordinance Amendment

3-84-02-30

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P

SYNOPSIS OF ORDINANCE A .925 acre parcel located on the ~~Northwest~~ ^{Southwest} corner of
S.R. #14 and Reckweg Road, commonly known as 1204 Reckweg Road.

EFFECT OF PASSAGE Property is now zoned RA - Suburban Residential. Property
will become B-1-A - Limited Business.

EFFECT OF NON-PASSAGE Property will remain RA - Suburban Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.) _____